



# Draft San Diego River Park MASTER PLAN

July 2011

**CIVITAS**

**ICF**  
INTERNATIONAL

# Overview/Master Plan History

- **2003/2005 - Prepared the Draft San Diego River Park Master Plan with community input.**
- 2005 - Presented Draft Master Plan as an information item to City Council.
- **2007 – Researched implementation methods for the San Diego River Park Master Plan .**
- April 2008 – City Council initiated community plan and zoning code amendment studies to implement the Master Plan.
- **2008 - Conducted three (3) Public Workshops to discuss the proposed implementation methods and design guidelines for the San Diego River Park Master Plan.**
- April 2009 - Conducted a Notice of Preparation (NOP) meeting to begin the Draft Program Environmental Impact Report (PEIR).
- **2010/2011 – Revised Master Plan to be consistent with existing City Policy documents and prepared Community Plan and Zoning Code Amendments to be consistent with the Master Plan. Submit Project to DSD for Environmental Screen Check,**



# 2011 SDRP Master Plan – Six Major Sections

- |                                 |   |
|---------------------------------|---|
| <b>1. Introduction</b>          | Origins, Public Input, Planning Area and Benefits.  |
| <b>2. Vision and Principles</b> | Guiding ideas for the River's use and development.  |
| <b>3. Recommendations</b>       | General and Specific strategies for achieving the principles.   |
| <b>4. Design Guidelines</b>     | Guidelines to achieve the development regulations of the zoning code.                                   |
| <b>5. Implementation</b>        | Framework, Tools, Strategy for Maintenance, Management and Security, and Public Outreach and Education. |
| <b>6. Regulatory Framework</b>  | Applicable Planning Process Documents, Agency Jurisdiction and Permits.                                 |





## Section 2.0 - Vision

**Vision:**    *Reclaim the Valley as a  
Common: a synergy of water,  
wildlife and people*



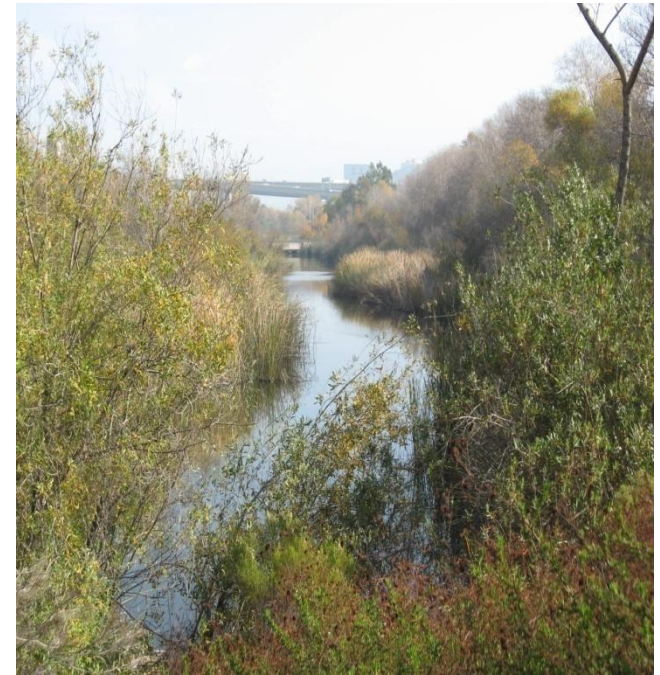
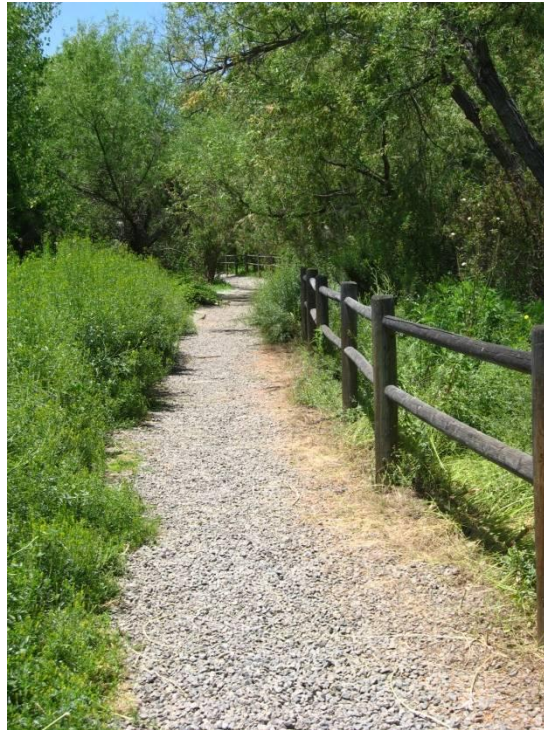


## Section 2.0 - Principles

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**Principle 1: Restore and maintain a healthy river system**

**Principle 2: Unify fragmented lands and habitats**





## Section 2.0 - Principles

**Principle 3: Create a connected continuum, with a sequence of unique places and experiences**

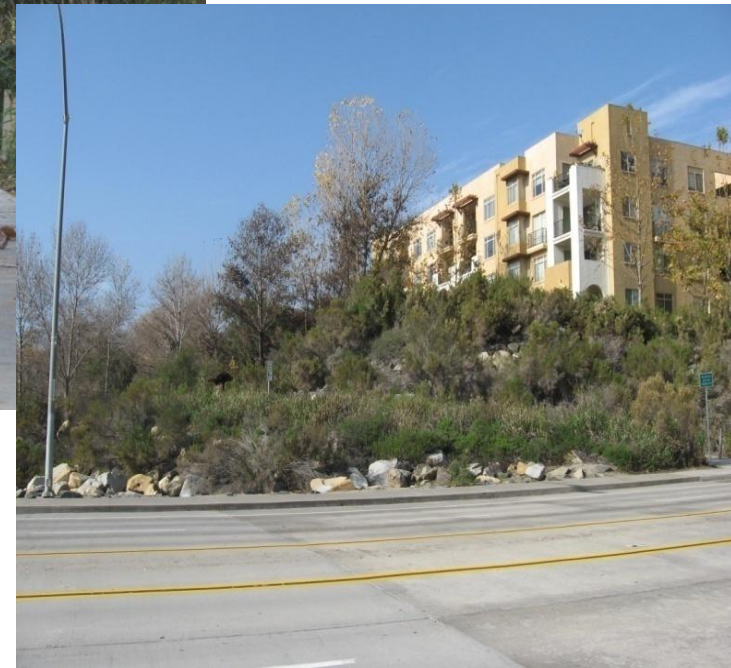
**Principle 4: Reveal the river valley history**





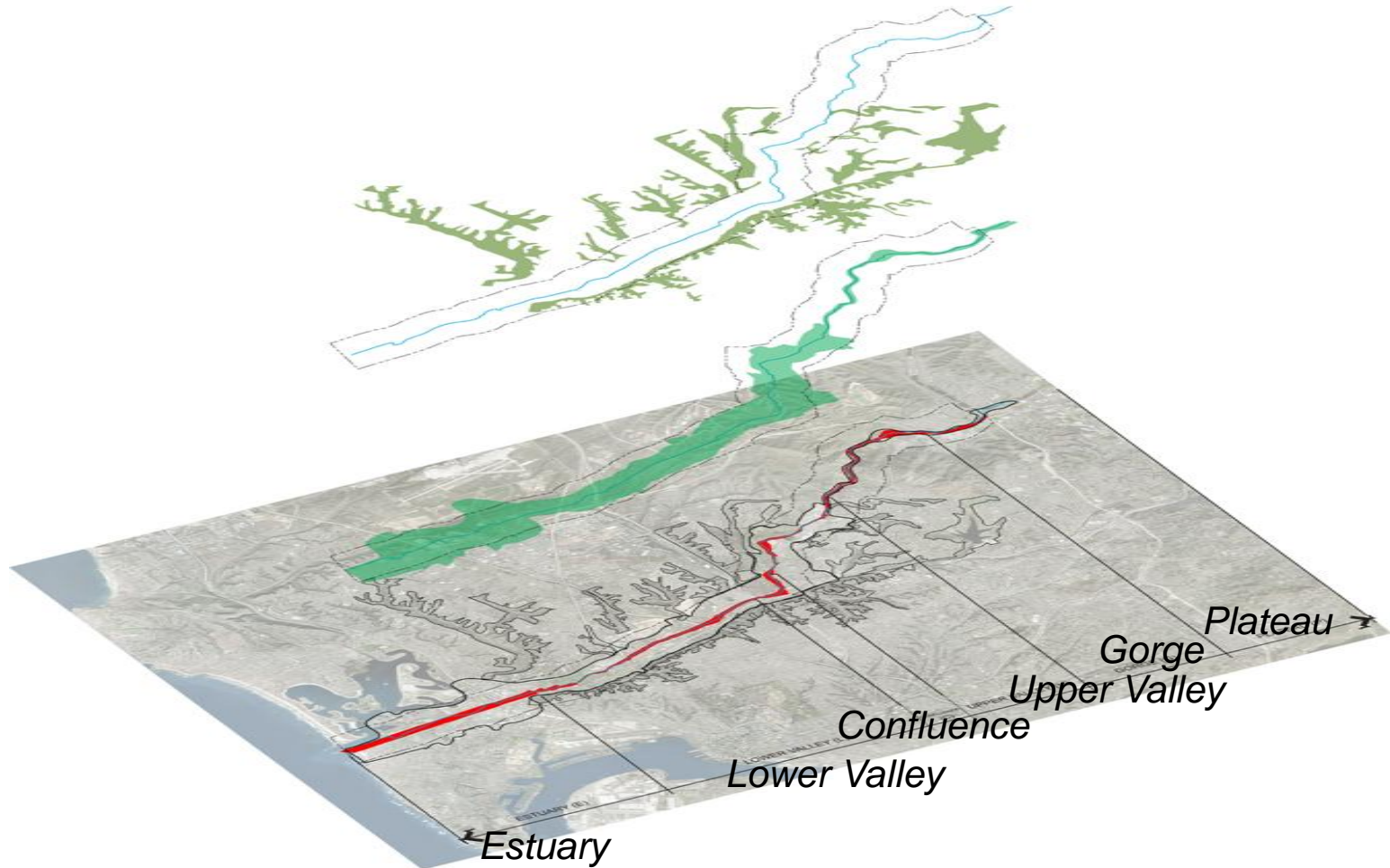
## Section 2.0 - Principles

**Principle 5: Reorient development toward the river to create value and opportunities for people to embrace the river**



## Section 3.0 Recommendations

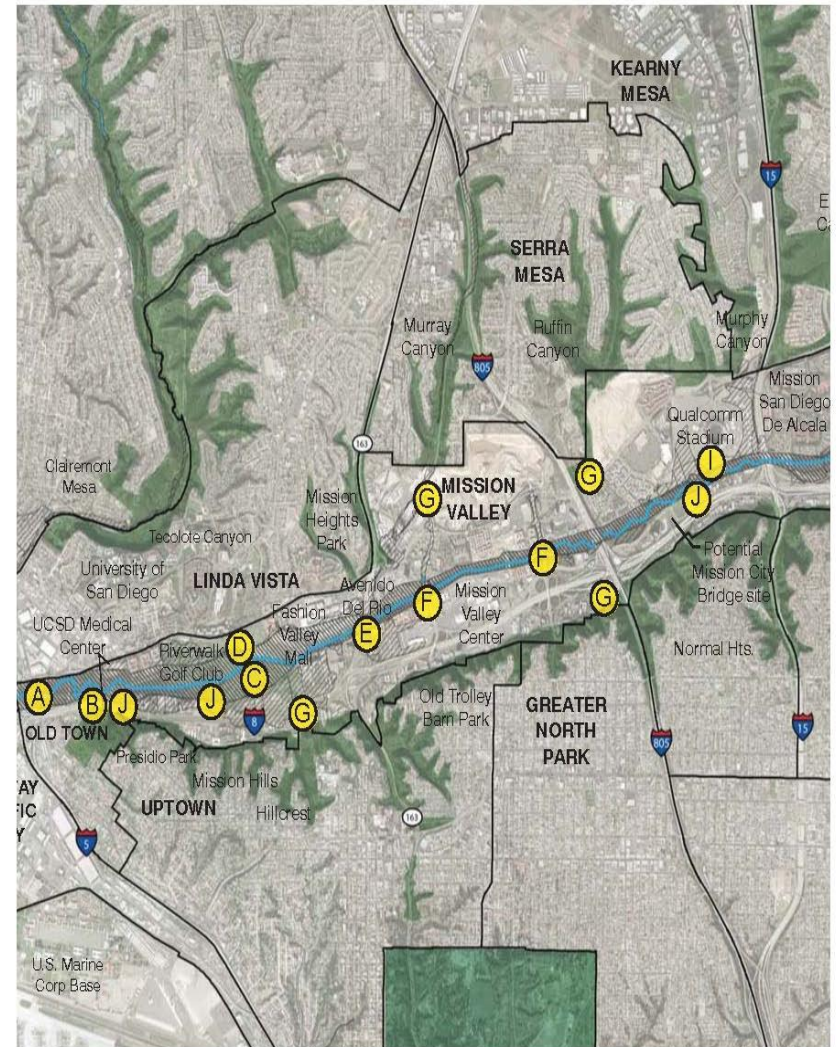
- General Recommendations based on the Five Principles
- Specific Recommendations based on the Six Reaches of the River



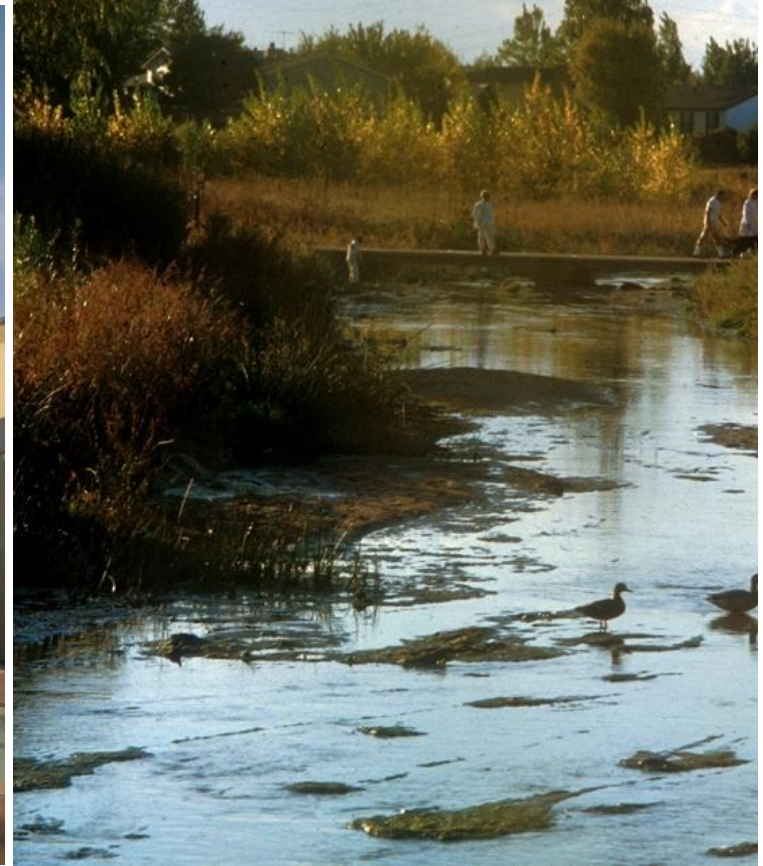


# Specific Recommendations for the Lower Valley Reach (Mission Valley Community Plan Area)

- A. Support goals of Mission Valley Preserve.**
- B. Connect River to Presidio Park.**
- C. Explore options at Riverwalk.**
- D. Improve hydrology at Riverwalk.**
- E. Create 'Green Gateways'.**
- F. Create bicycle and pedestrian crossings at FSDRIP.**
- G. Create trail connections to adjacent canyons.**
- H. Complete the River Pathway.**
- I. When Qualcomm Stadium redevelops include a public park and open space.**
- J. Provide interpretive signs on the rich history of the River Valley.**



## Section 4.0 Design Guidelines: River Corridor Area and River Influence Area





# River Corridor and River Influence Areas

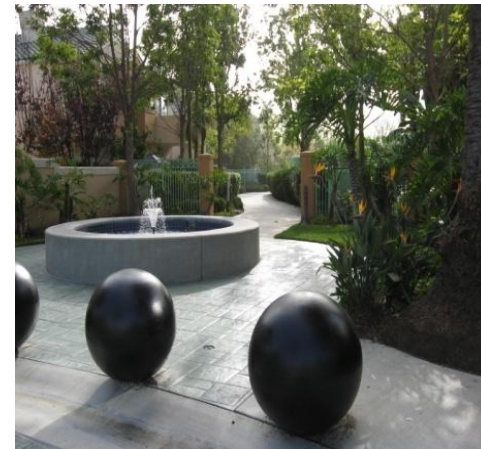
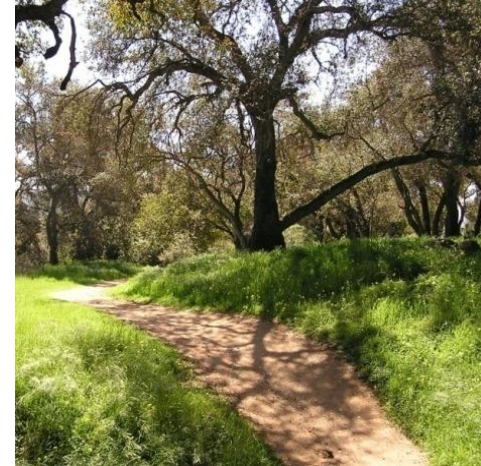
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## DEFINITIONS:

The **River Corridor Area** is defined as the existing 100-year Floodway as currently mapped by FEMA plus 35 feet on each side of the Floodway for a Path Corridor.

The **River Influence Area** is defined as the area that extends 200' from the River Corridor on each side of the river.

The River Corridor Area and River Influence Area do not apply within Mission Trails Regional Park, Mission Bay Park and approved Specific Plan Areas.



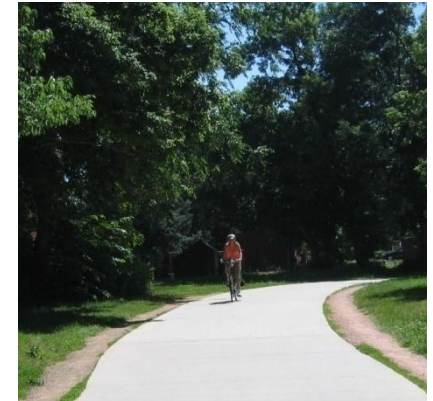
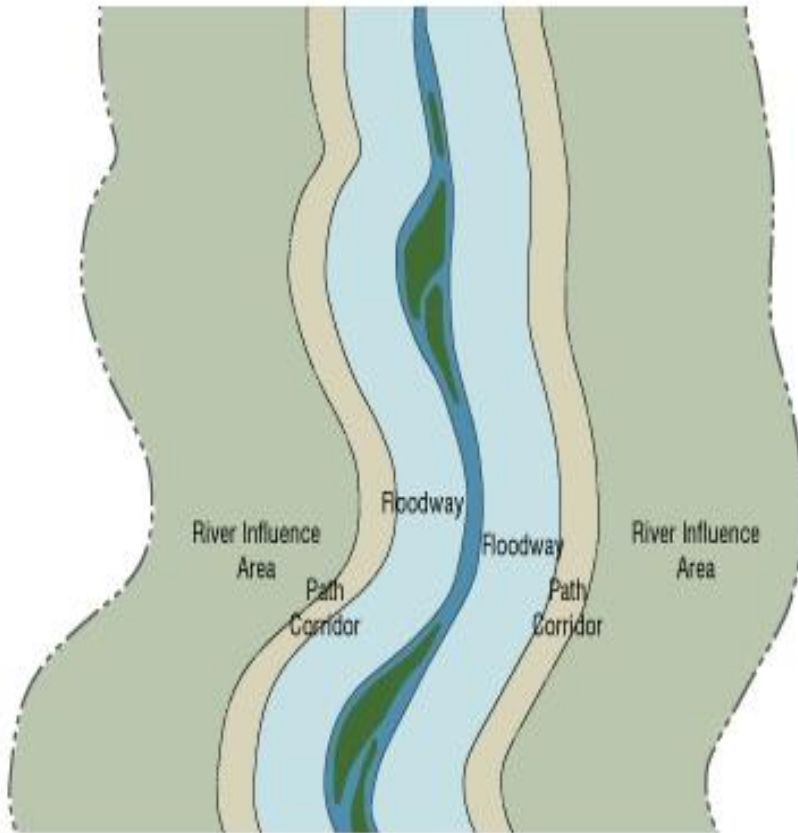
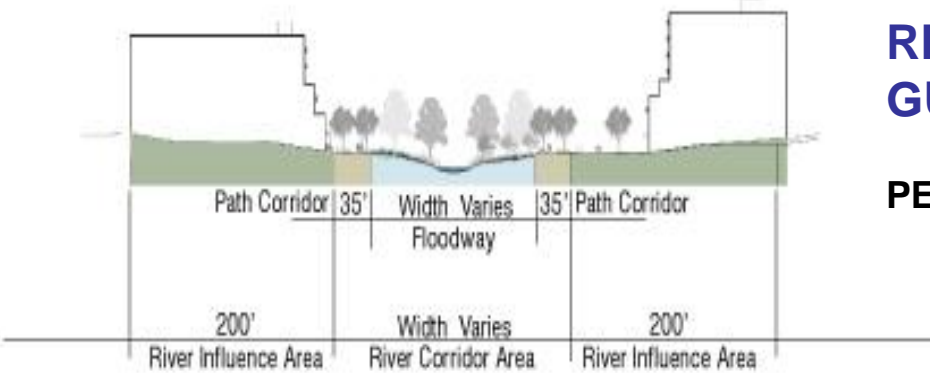
# RIVER CORRIDOR DESIGN GUIDELINES

## PERMITTED USES

- Passive recreation (i.e. hiking and bicycle paths)
- Picnic areas, seating areas, overlooks and fitness stations
- Educational exhibit areas

## DESIGN GUIDELINES

- Site Planning includes a 14' multi-use pathway (10' of hard material with 2' of soft material) on both sides of the river where possible.
- Guidelines for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Guidelines for plant material types and tree placement

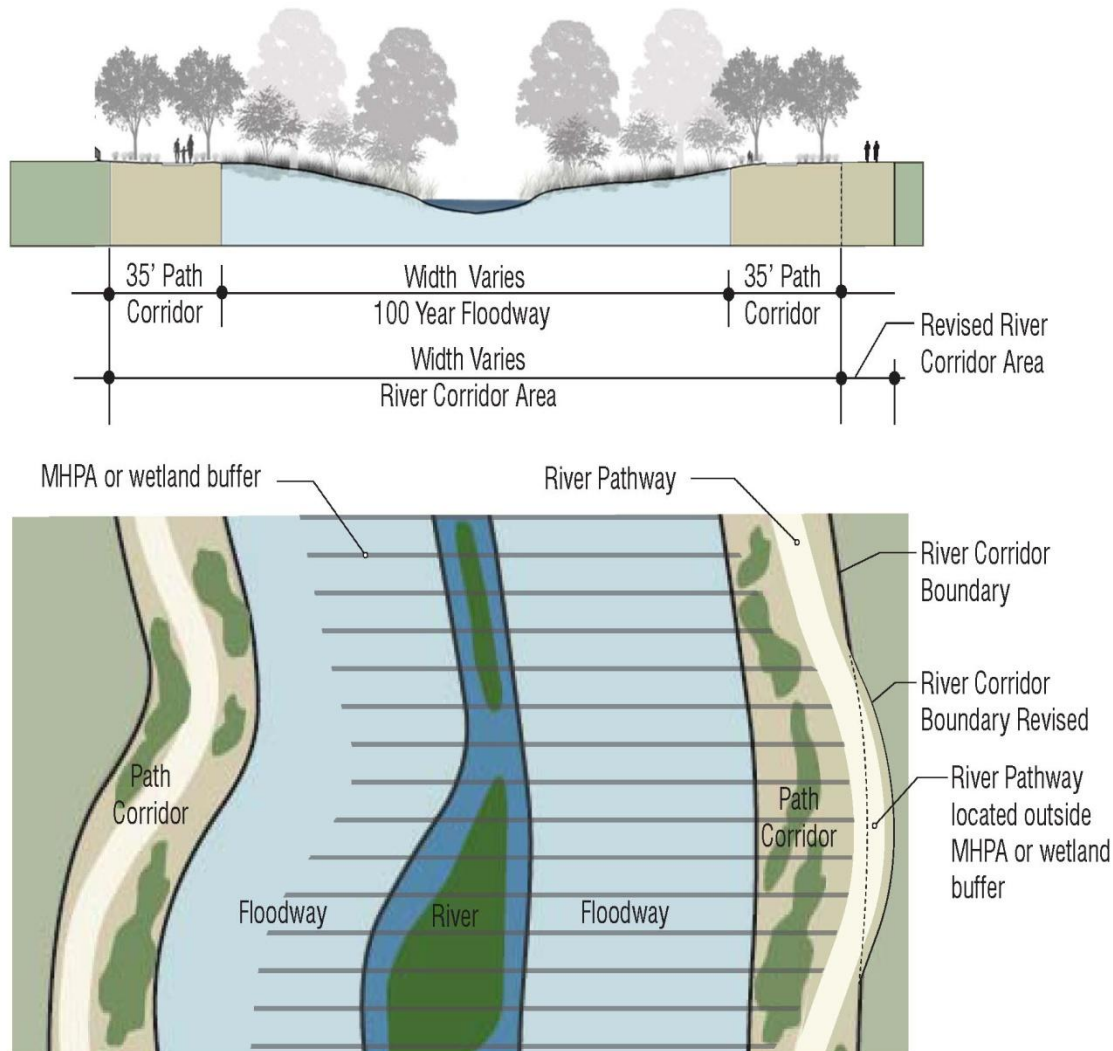


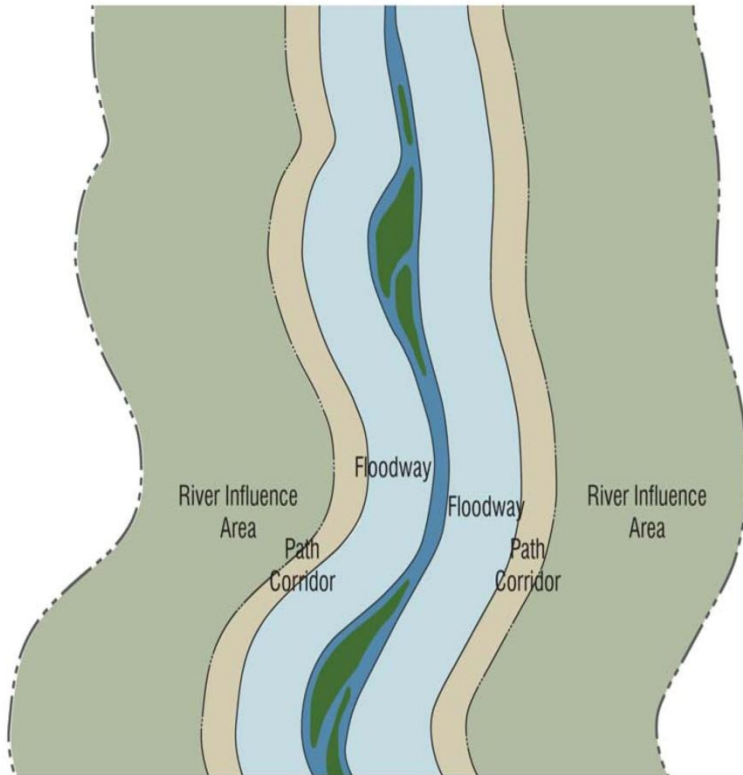
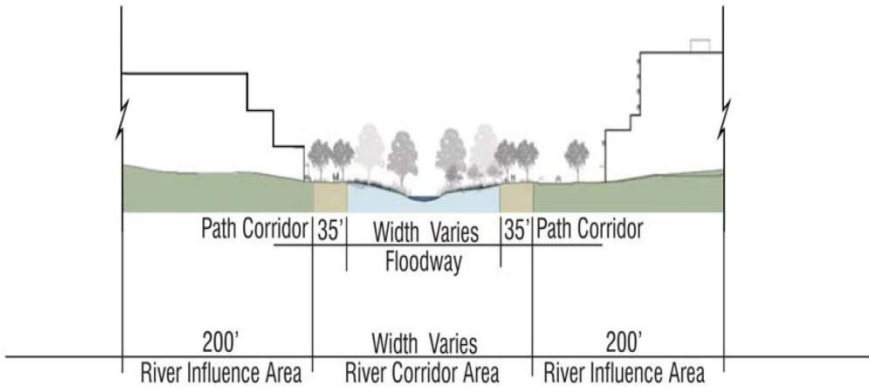


# River Corridor, MHPA and Wetland Buffer

The MHPA area is a hard line mapped area. The Wetland Buffer will be determined on a project basis based on functions and values of the existing wetland habitat at the time of a project proposal.

Where these two areas occur along the river, the River Corridor Area will expand to provide the river pathway outside of the MHPA and the Wetland Buffer.





## RIVER INFLUENCE DESIGN GUIDELINES

### PERMITTED USES

- Uses per the underlying land use and zoning designations.

### DESIGN GUIDELINES

- Site Planning includes building envelope standards (i.e., lot coverage, setbacks, height, etc), building transparency, massing, reflectivity, views, and access
- Exterior guidelines include off-street parking, fences, lighting, signs, outdoor storage, parking structures and access to the River Corridor Area
- Landscape guidelines include types of plant materials and views





## Section 5.0 Implementation

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**Implementing Framework:** Describes how the five principles would be implemented and where future improvements are needed.

**Implementation Tools:** Identifies Funding Sources, Development Tools, and Government Approvals to create visible change within the river corridor.

**Maintenance, Management and Security:** Describes Tools and Programs.

**Public Outreach and Education:** Identifies potential programs that would generate support of the park improvements and maintenance.



# Section 6.0 Regulatory Framework

## Applicable Citywide Planning Policy Documents:

- General Plan
- Community Plans
- Park Master Plans
- Multiple Species Conservation Program Subarea Plan
- San Diego River Watershed Urban Runoff Management Plan
- Bicycle Master Plan
- San Diego Pedestrian Master Plan

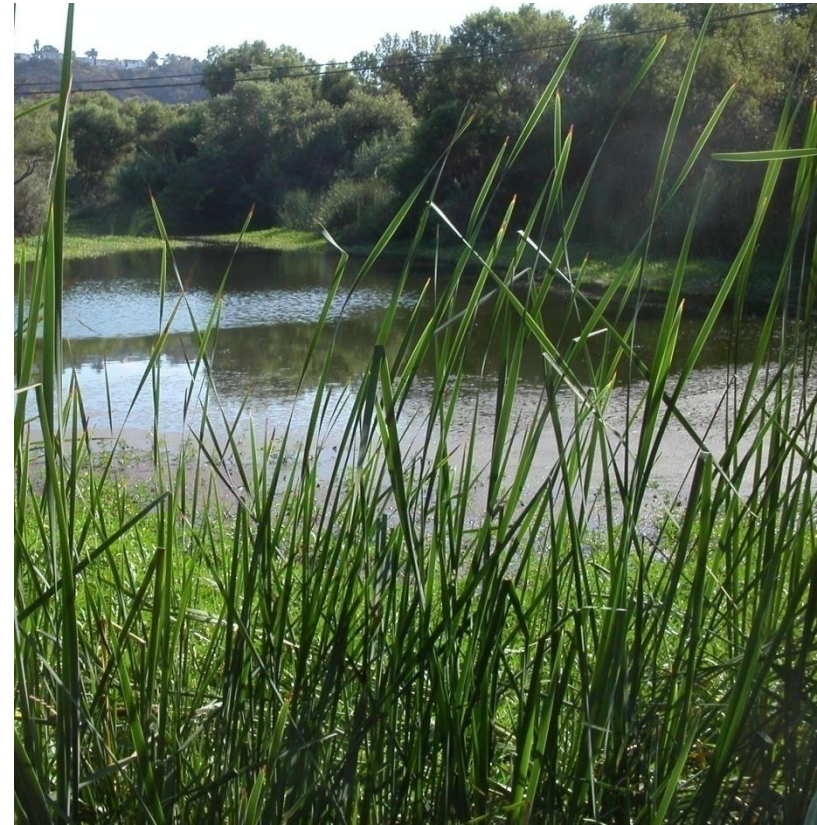
## Applicable Agency Jurisdiction and Permits:

- US Army Corps of Engineers
- US Fish and Wildlife Service
- California Coastal Commission
- State Fish and Game
- Regional Water Quality Control Board
- Surface Mining and Reclamation Act
- City's Land Development Code

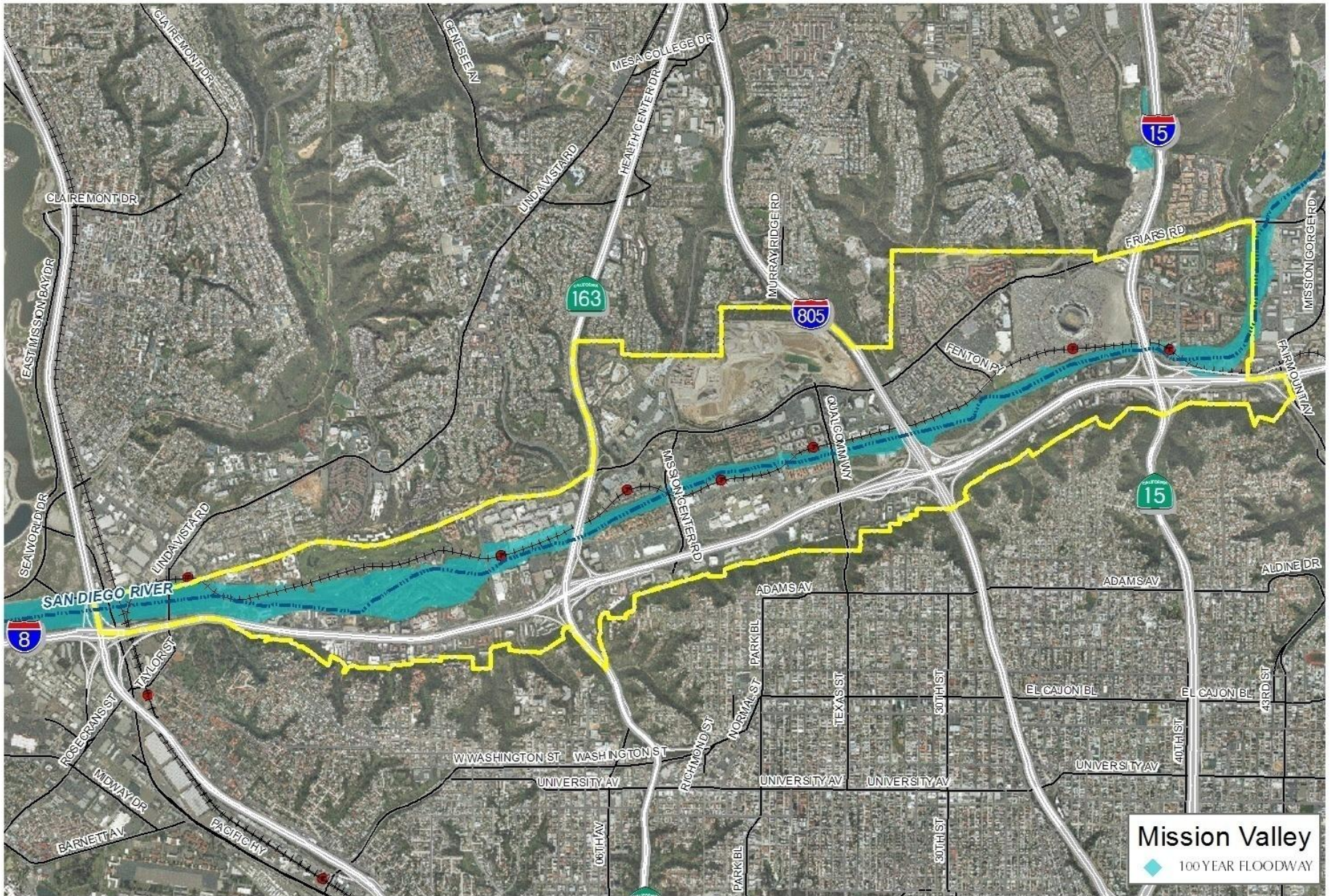




# Overview of Amendments to the Community Plans and Land Development Code









# Mission Valley

## Proposed Mission Valley Community Plan Amendments

- Land Use Element – Added a reference to the Master Plan.
- Transportation Element – Added a reference on the creation of the River Pathway.
- Open Space Element – Revised the San Diego River section to be consistent with the Master Plan.
- Urban Design Element – Revised the urban design language to include the River Corridor and the River Influence Areas.
- Removed the San Diego River Wetland Management Plan, Appendix G (1985).

## Proposed Mission Valley Planned District Ordinance Amendments (PDO)

- Amended the River Sub-district to become the 'San Diego River Park Sub-district'(SDMC §1514.0302).
- Within Division Three: Zoning and Sub-districts amended the language to be consistent with the design guidelines of the Master Plan.
- Inserted references throughout the PDO that the development regulations for the River Park Sub-district would apply in the event of a conflict with underlying zoning or special regulations.





**Navajo**  
100 YEAR FLOODWAY



# Navajo

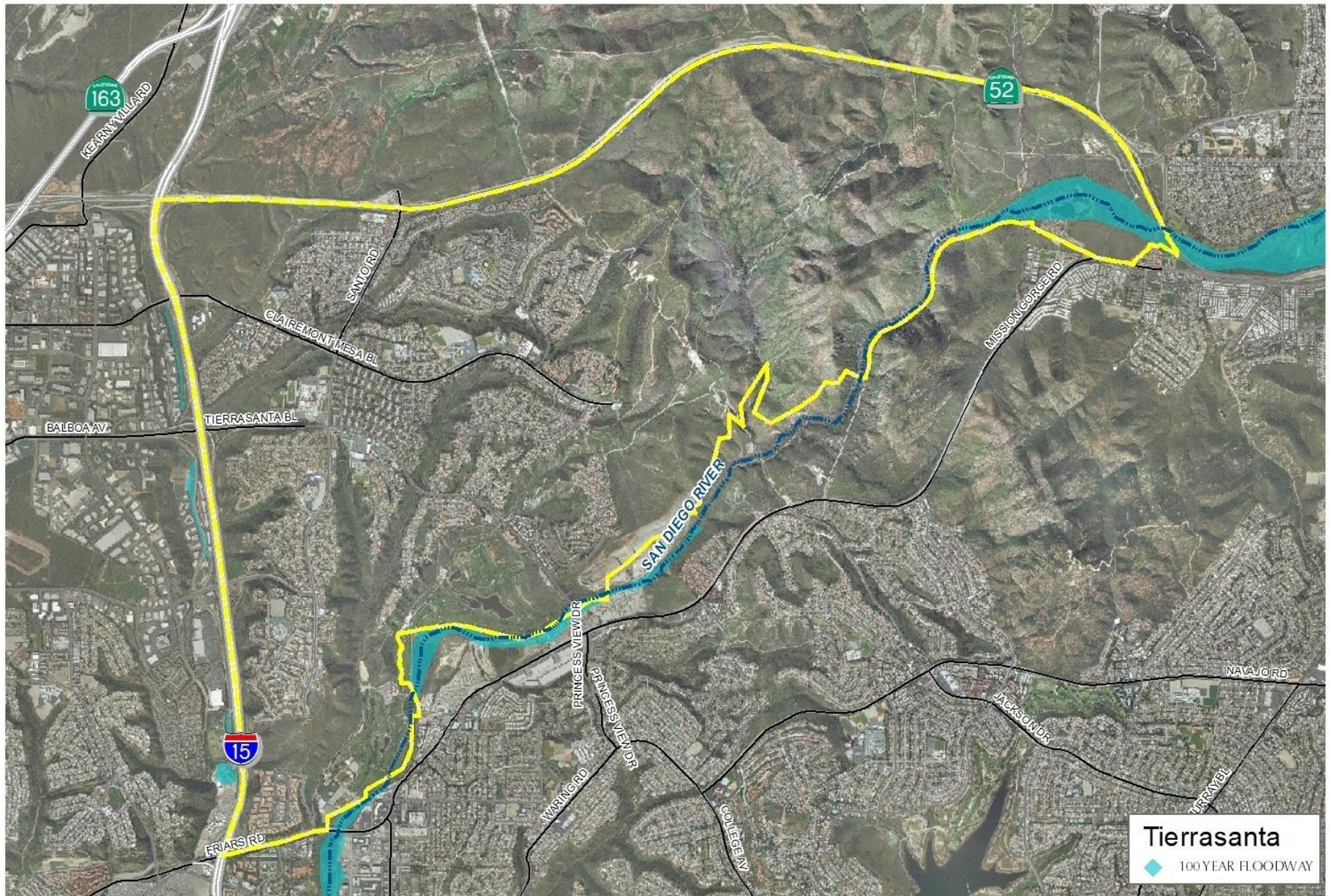
## Proposed Navajo Community Plan Amendments

- Inserted in each Plan Element (Residential, Commercial, Industrial, and Mixed Use) that all development along the river shall comply with the San Diego River Park Sub-district CPIOZ.
- Created a San Diego River Park Sub-district Element, a Community Plan Implementation Overlay Zone (CPIOZ) and supplemental development regulations.
- Added the San Diego River Park within the Parks and Recreation Element.

## Proposed Navajo CPIOZ Amendments

- Added a San Diego River Park Sub-district CPIOZ, Type B.
- Added Supplemental Development Regulations for the San Diego River Park Sub-district CPIOZ. Regulations are for the River Corridor and River Influence Areas.
- Amended the Navajo CPIOZ map to include the San Diego River Park Sub-district CPIOZ boundaries.





**Tierrasanta**  
◆ 100 YEAR FLOODWAY



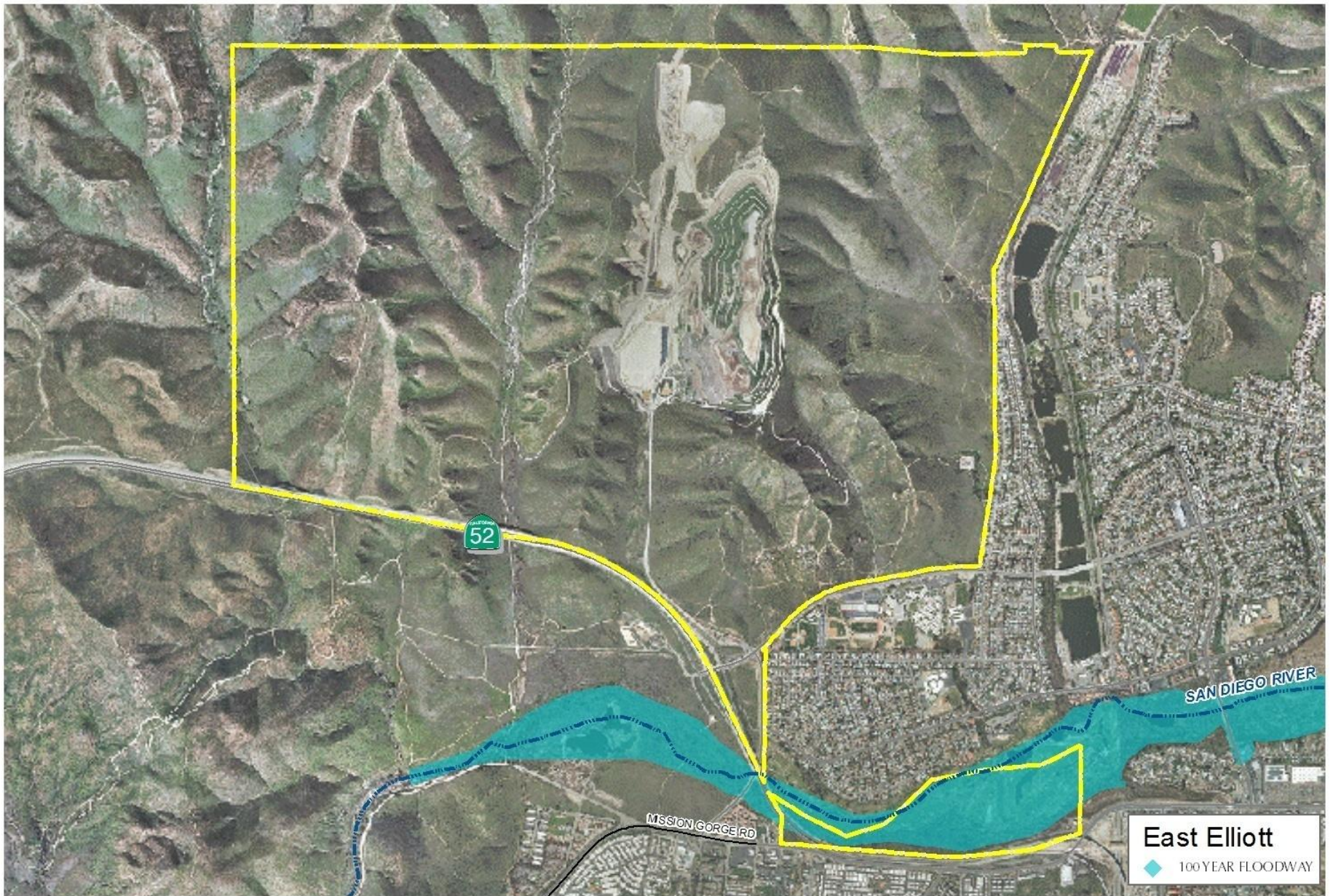
# Tierrasanta

## Proposed Tierrasanta Community Plan Amendments

- Inserted an overview of the San Diego River Park Master Plan in the Introduction section.
- Added language to the Housing, Commercial and Industrial Elements that development within 235 of the floodway shall meet the design guidelines of the Master Plan.
- Added the San Diego River Park section to the Community Facilities Element.
- Added language to the Urban Design Element that proposed development along the river comply with the Mission Trails Design District Ordinance.

## Proposed Amendments to the Mission Trails Design District Ordinance

- Added language that any development within 235' of the Floodway shall refer to the Mission Trails Design District Ordinance.
- Amended Sub Area 3 of the Design Manual to include development regulations for the River Corridor and the River Influence Areas.





# East Elliot

## **Proposed East Elliot Community Plan Amendments**

- Added a new section called San Diego River Park.
- Provided a description of the San Diego River Park.
- Inserted goal for the creation of the San Diego River Park.
- Added project proposals for the San Diego River Park.

## **Proposed Amendments to the Mission Trails Design District Ordinance**

- Added language that any development within 235' of the Floodway shall refer to the Mission Trails Design District Ordinance.
- Amended Sub Area 3 of the Design Manual to include development regulations for the River Corridor and the River Influence Areas.

# Anticipated Next Steps

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<b>Summer 2011</b>	<b>Complete draft documents and submit to DSD to begin Environmental Review</b>
Fall 2011	Draft CEQA document (Program EIR), Master Plan, Amendments to the Community Plans and the Land Development Code out for public review and comment
<b>2011/2012</b>	<b>Presentation to the Community Planning Groups, Park Advisory Bodies and Planning Commission for recommendations on the Master Plan, Amendments to the Community Plans and the Land Development Code</b>
Winter/Spring 2012	Final Draft documents to City Council for adoption